



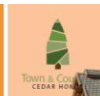
**“Local Brokerage, National Results.”**

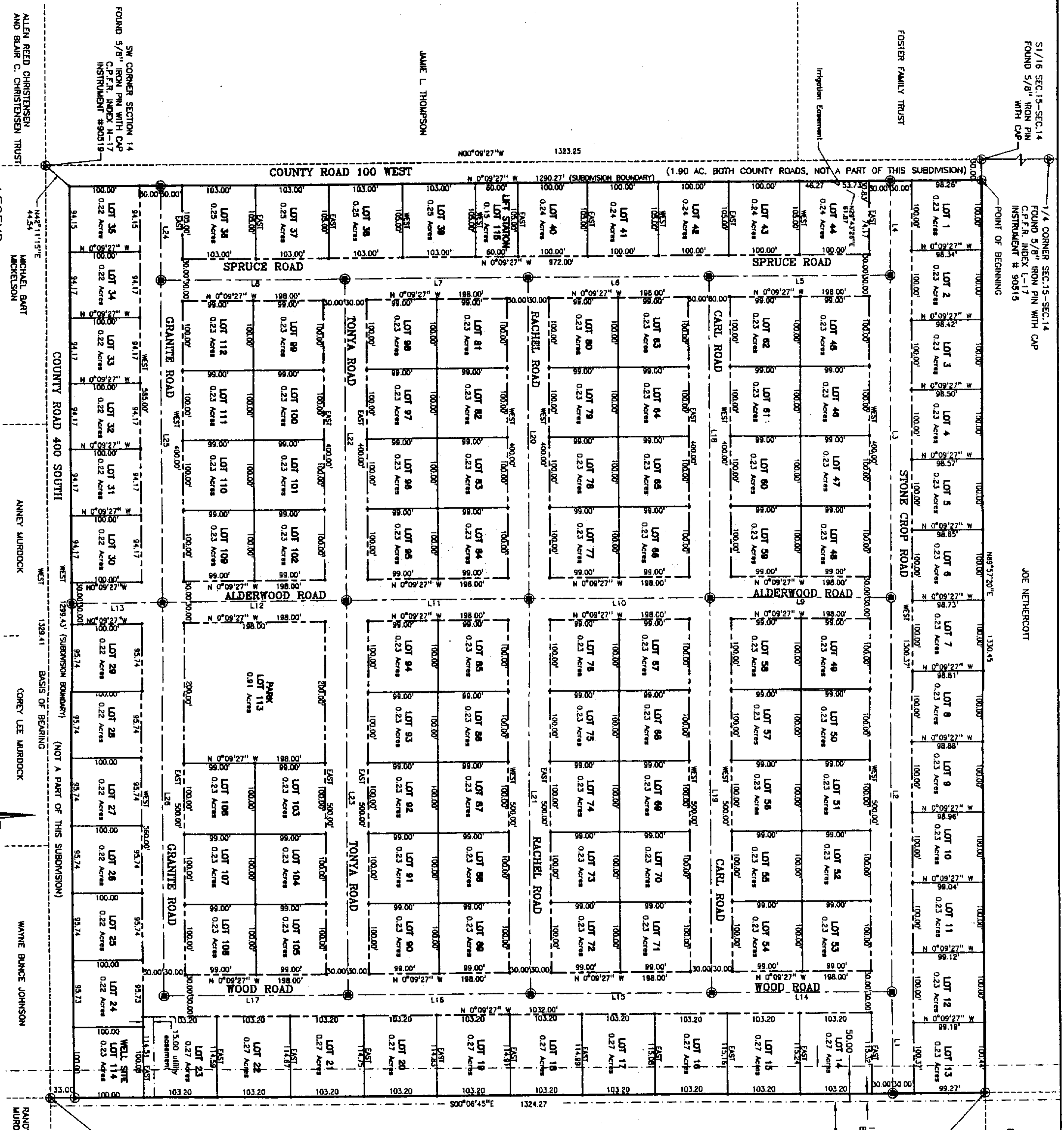
## Maps & Documents

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Phone: 208.354.2439  
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253 S. Main St. Box 604, Driggs ID 83422  
57 S Main St. # 210 Victor, ID 83455





**ROAD CENTERLINE DATA TABLE**

NUMBER	DIRECTION	DISTANCE
1	N 90°00'00" W	145.28'
2	N 90°00'00" W	580.00'
3	N 90°00'00" W	480.00'
4	N 90°00'00" W	135.00'
5	S 00°09'27" E	238.00'
6	S 00°09'27" E	238.00'
7	S 00°09'27" E	238.00'
8	S 00°09'27" E	238.00'
9	S 00°09'27" E	238.00'
10	S 00°09'27" E	238.00'
11	S 00°09'27" E	238.00'
12	S 00°09'27" E	238.00'
13	S 00°09'27" E	238.00'
14	S 00°09'27" E	238.00'
15	S 00°09'27" E	238.00'
16	S 00°09'27" E	238.00'
17	S 00°09'27" E	238.00'
18	N 90°00'00" E	480.00'
19	N 90°00'00" E	480.00'
20	N 90°00'00" E	480.00'
21	N 90°00'00" E	480.00'
22	N 90°00'00" E	480.00'
23	N 90°00'00" E	480.00'
24	N 90°00'00" E	480.00'
25	N 90°00'00" E	480.00'
26	N 90°00'00" E	480.00'

Summary of uses:  
 LAND USE DISTRICT: AR-2.5, R-1, C-1  
 NUMBER OF LOTS: 115  
 112 RESIDENTIAL LOTS = 28.18 ACRES  
 1 PUBLIC PARK LOT = 0.91 ACRES  
 1 WELL LOT = 0.23 ACRES  
 1 LIFT STATION LOT = 0.15 ACRES  
 TOTAL AREA IN STREETS = 11.05 ACRES

TOTAL PROJECT ACRES: 38.524 ACRES  
 AVERAGE LOT SIZE = 0.23 ACRES  
 NUMBER OF LOTS PER ACRE = .33

SETBACKS:  
 FRONT = 20 FEET  
 SIDE = 10 FEET  
 REAR = 10 FEET

ENGINEER AND SURVEYOR: NELSON ENGINEER  
 P.O. BOX 1599  
 JACKSON, WY 83001  
 307-733-2087

OWNER - TETON VALLEY DEVELOPMENT CO.,  
 P.O. BOX 3393  
 JACKSON, WY 83001  
 307-732-3867

FINAL PLAT FOR:  
**VALLEY VISTA ESTATES**  
 located in the  
 SW1/4SW1/4, Section 14  
 Township 4 North, Range 45 East, B.M.,  
 Teton County, Idaho

PLAT PREPARED 27 N

FOUND 5/8" IRON PIN WITH CAP  
 C.P.F.R. INDEX N-17  
 INSTRUMENT #90519

FOUND 5/8" IRON PIN WITH CAP  
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FOUND 5/8" IRON PIN WITH CAP  
 C.P.F.R. INDEX N-17  
 INSTRUMENT #90519

ALLEN REED CHRISTENSEN  
 AND BLAIR C. CHRISTENSEN TRUST

MICHAEL BART  
 MICKELSON

ANNEY MURDOCK

CORREY LEE MURDOCK

WAYNE BUNCE JOHNSON

RANDY L. MURDOCK

MURDOCK ACRES

JAMIE L. THOMPSON

FOSTER FAMILY TRUST

POINT OF BEGINNING

1/4 CORNER SEC. 15-SEC. 14  
 FOUND 5/8" IRON PIN WITH CAP  
 C.P.F.R. INDEX L-17  
 INSTRUMENT # 90515

JOE NETHERCOTT

CHAD ROBINSON

L MIKE PETERSON

STEVEN J. NELSON  
 REVOCABLE TRUST

SW 1/16 SECTION 14  
 FOUND 5/8" IRON PIN WITH CAP

LEGEND:  
 - property boundary line  
 - easement line  
 - lot lines  
 - Found All Eng. Rebar With Cap

SCALE 1" = 100

NORTH

SW CORNER SECTION 14  
 FOUND 5/8" IRON PIN WITH CAP  
 C.P.F.R. INDEX N-17  
 INSTRUMENT #90519

CERTIFICATE OF OWNERS

THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE LANDS SHOWN HEREON AND DESCRIBED HEREIN HEREBY CERTIFY:

THAT THE FOREGOING SUBDIVISION OF SAID LANDS AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETORS;

THAT THE NAME OF THE SUBDIVISION IS TO BE VALLEY VISTA ESTATES;

THAT THE LANDS OF THIS SUBDIVISION ARE DESCRIBED AS:

THAT TRACT OF LAND DESCRIBED IN THAT WARRANTY DEED OF RECORD IN THE OFFICE OF THE TETON COUNTY CLERK AS INSTRUMENT NO. 119490, AND BEING DESCRIBED AS:

THE SW1/4 SW1/4 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, EXCEPTING THEREFROM COUNTY ROAD 100 WEST, BEING THE WESTERLY 30 FEET OF SAID SW1/4 SW1/4 AND FURTHER EXCEPTING THEREFROM COUNTY ROAD 400 SOUTH, BEING THE SOUTHERLY 33 FEET OF SAID SW1/4 SW1/4, SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 100 WEST WITH THE NORTHERLY LINE OF SAID SW1/4 SW1/4, WHICH POINT LIES N89°57'20"E, 30.00 FEET FROM THE SOUTH ONE-SIXTEENTH CORNER COMMON TO SECTIONS 14 AND 15 OF SAID TOWNSHIP AND RANGE; THENCE PROCEEDING ALONG SAID NORTHERLY LINE OF SAID SW1/4 SW1/4, N89°57'20"E, 1300.44 FEET TO THE SOUTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 14; THENCE PROCEEDING ALONG THE EASTERLY LINE OF SAID SW1/4 SW1/4, S00°08'45"E, 1291.27 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 400 SOUTH, WHICH POINT LIES N00°08'45"W, 33.00 FEET FROM THE WEST ONE-SIXTEENTH CORNER COMMON TO SECTIONS 14 AND 23 OF SAID TOWNSHIP AND RANGE; THENCE PROCEEDING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 400 SOUTH, WEST, 1299.43 FEET TO THE INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 100 WEST, N00°09'27"W, 1290.26 FEET TO THE POINT OF BEGINNING, MORE OR LESS, AND SUBJECT TO CONTAINING 38.52 ACRES, MORE OR LESS, AND RESERVATIONS, EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS, AND SUBJECT TO OF SIGHT AND/OR OF RECORD INCLUDING, BUT NOT LIMITED, TO THOSE SHOWN HEREON.

THAT ACCESS TO THIS SUBDIVISION SHALL BE FROM COUNTY ROAD 100 WEST AND COUNTY ROAD 400 SOUTH;

THAT ACCESS TO WELL LOT NO. 114 SHALL BE FROM COUNTY ROAD 400 SOUTH, ALL OTHER LOTS WITHIN THIS SUBDIVISION SHALL USE THE INTERIOR ROADS WITHIN THIS SUBDIVISION FOR ACCESS;

THAT LOT NO. 23 IS SUBJECT TO A 15 FOOT UTILITY EASEMENT AS SHOWN HEREON FOR WATER AND POWER TO LOT 114.

THAT LOT NO. 44 IS SUBJECT TO AN IRRIGATION EASEMENT AS SHOWN HEREON. THAT ALL STREETS WITHIN THIS SUBDIVISION ARE HEREBY DEDICATED AS ACCESS, UTILITY, AND IRRIGATION EASEMENTS, WITH A RIGHT OF USE GRANTED TO EACH OWNER OF A LOT WITHIN VALLEY VISTA ESTATES;

THAT THE WESTERLY 30 FEET OF SAID SW1/4 SW1/4 OF SAID SECTION 14, COMPRISING A PORTION OF COUNTY ROAD 100 WEST, AND THE SOUTHERLY 33 FEET OF SAID SW1/4 SW1/4 OF SAID SECTION 14, COMPRISING A PORTION OF COUNTY ROAD 400 SOUTH, ARE DEDICATED AS PUBLIC ROADWAY AND UTILITY EASEMENTS;

TETON VALLEY DEVELOPMENT CO., LLC, A WYOMING LIMITED LIABILITY COMPANY

STATE OF WYOMING ) ) SS ) ) COUNTY OF Teton

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Scott Shepherd AS A MANAGER OF TETON VALLEY DEVELOPMENT CO., LLC, A LIMITED LIABILITY COMPANY, THIS 12/16 DAY OF June, 2002.

WITNESS MY HAND AND OFFICIAL SEAL, MONICA REISWIG, NOTARY PUBLIC, COUNTY OF TETON, STATE OF WYOMING, MY COMMISSION EXPIRES: 12/16/2004

Notary Public Monica Reising My commission expires: 12/16/2004

CERTIFICATE OF REVIEW

A REGISTERED PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY IDAHO STATE STATUTE, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND THAT IT COMPLIES WITH IDAHO CODE, TITLE 50, CHAPTER 13.

NAME Albert L. Nelson REG. NO. 8252 DATE 6/21/02

PLANNING AND ZONING APPROVAL THIS SUBDIVISION WAS APPROVED AND ACCEPTED BY THE TETON COUNTY PLANNING AND ZONING COMMISSION ON THE 6-26-02 DAY OF June, 2002.

Wendy A. Thompson CHAIRMAN, PLANNING AND ZONING DATE 6-26-02

COMMISSIONER'S CERTIFICATE THIS SUBDIVISION WAS APPROVED AND ACCEPTED BY THE TETON COUNTY BOARD OF COMMISSIONERS ON THE 6-25-02 DAY OF June, 2002.

David Thomas CHAIRMAN, COUNTY COMMISSIONER DATE 6-25-02

ASSESSOR'S CERTIFICATE

PRESENTED TO THE TETON COUNTY ASSESSOR ON THE FOLLOWING DATE FOR APPROVAL AND ACCEPTANCE.

David Thomas COUNTY ASSESSOR DATE 6/12/02

TREASURER'S CERTIFICATE

HEREBY CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID ON THE TRACT OF LAND AS SHOWN ON THIS PLAT.

David Thomas COUNTY TREASURER DATE 6-28-2002

TETON COUNTY FIRE MARSHAL

HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS PLAT MEET THE TETON COUNTY FIRE CODE AND HAVE BEEN APPROVED BY MY DEPARTMENT.

David Thomas FIRE CHIEF DATE 6/11/02

HEALTH DEPARTMENT CERTIFICATE

HEREBY CERTIFY THAT SANITARY RESTRICTIONS AS DESCRIBED IN IDAHO CODE, 50-1326 TO 1329, HAVE BEEN SATISFIED, AND THIS PLAT IS HEREBY APPROVED BY THIS DEPARTMENT FOR RECORDING.

David Thomas DISTRICT HEALTH DEPARTMENT DATE 6-18-02

SURVEYOR'S CERTIFICATE

I, ALBERT L. NELSON, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF IDAHO, REGISTRATION NO. 1888, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT WAS MADE FROM THE NOTES OF SURVEYS MADE BY ME OR UNDER MY DIRECTION IN OCTOBER OF 2001 THAT IT CORRECTLY REPRESENTS THE LAND DESCRIBED IN THE CERTIFICATE OF OWNERS HEREON, AND CONFORMS TO THE APPLICABLE SECTIONS OF THE IDAHO CODE; THAT THE INTERIOR MONUMENTS WILL BE SET ON OR BEFORE OCTOBER 2002 IN ACCORDANCE WITH SECTION 50-1303, IDAHO CODE.

Albert L. Nelson DATE 6-26-02  
PROFESSIONAL ENGINEER AND LAND SURVEYOR  
STATE OF IDAHO  
ALBERT L. NELSON, IDAHO PEAL# NO. 1688

THIS SUBDIVISION

RECEIVED JUN 27 2002 TETON COUNTY CLERK RECORDER

148903

RECORDER'S CERTIFICATE STATE OF IDAHO COUNTY OF TETON

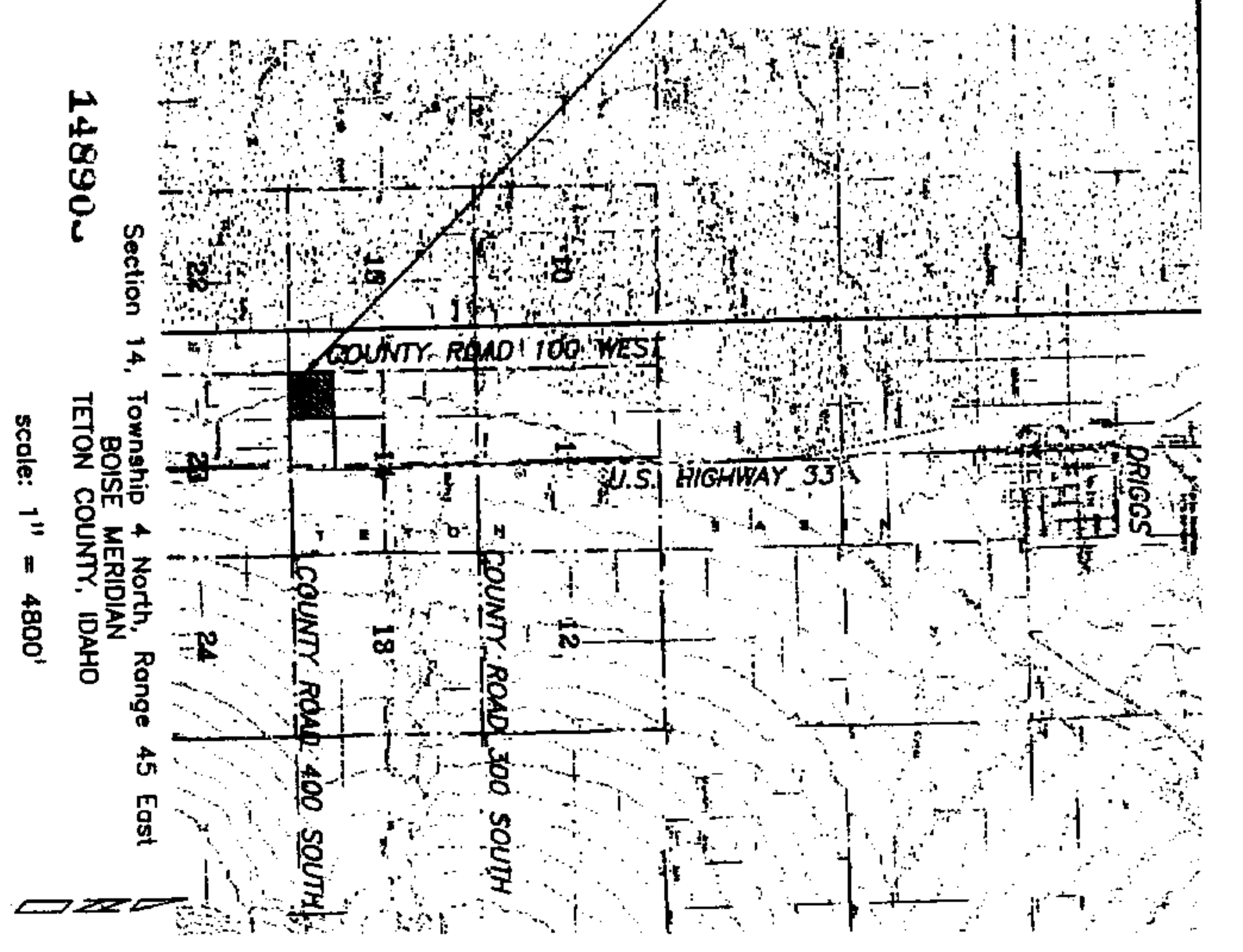
I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS 26 DAY OF JUNE, 2002, AT TETON AT THE REQUEST OF BIG HOLE, LLC INSTRUMENT NUMBER 148903

COUNTY RECORDER

Owner: TETON VALLEY DEVELOPMENT CO., LLC. P.O. BOX 3983 JACKSON, WY 83001 (307) 732-3867  
Engineer and Surveyor: Nelson Engineering P.O. Box 1599 Jackson, WY 83001 (307) 733-2087  
Summary of use: LAND USE DISTRICT: AR-2.5, R-1, C-1  
NUMBER OF LOTS: 115  
112 RESIDENTIAL LOTS = 26.18 ACRES  
1 PUBLIC PARK LOT = 0.91 ACRES  
1 WELL LOT = 0.23 ACRES  
1 LIFT STATION LOT = 0.15 ACRES  
TOTAL AREA IN STREETS = 11.05 ACRE  
TOTAL PROJECT ACRES: 38.52 ACRE  
AVERAGE LOT SIZE = 0.23 ACRES  
NUMBER OF LOTS PER ACRE = .33

SETBACKS: FRONT = 20 FEET SIDE = 10 FEET REAR = 10 FEET  
NOTES: TETON COUNTY WILL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY NATURE OF ANY STREET, ALLEY, OR ROAD WITHIN THIS SUBDIVISION.

ALL LOTS TO BE CONNECTED TO A CENTRAL WATER SYSTEM  
ALL LOTS TO BE CONNECTED TO THE REGIONAL SEWER SYSTEM  
THE LANDS OF THIS SUBDIVISION HAVE ADJUDICATED WATER RIGHTS BY VIRTUE OF WATER RIGHT NO. 22-420C.



FINAL PLAT FOR: VALLEY VISTA ESTATES located in the SW1/4SW1/4, SECTION 14 Township 4 North, Range 45 East, B.M., Teton County, Idaho  
PLAT PREPARED 2